013.A	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	658,200	/	658,200
USE VALUE:	658,200	/	658,200
ASSESSED:	658,200	/	658,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	LACKAYE ERIN M & BRYAN D
Owner 2:	
Owner 3:	
Street 1:	96 LAKE ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DIXON ROBERT & DIANNA -
Owner 2:	-
Street 1:	96 LAKE ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Clapboard Exterior and 1505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	655,000	3,200		658,200
Total Card	0.000	655,000	3,200		658,200
Total Parcel	0.000	655,000	3,200		658,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.34 | /Parcel: 437.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

250756

GIS Ref

GIS Ref

Insp Date

06/07/18

!14826!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	645,400	3200	.		648,600	648,600	Year End Roll	12/18/2019
2019	102	FV	576,400	3200	.		579,600	579,600	Year End Roll	1/3/2019
2018	102	FV	511,200	3200	.		514,400	514,400	Year End Roll	12/20/2017
2017	102	FV	467,100	3200	.		470,300	470,300	Year End Roll	1/3/2017
2016	102	FV	467,100	3200	.		470,300	470,300	Year End	1/4/2016
2015	102	FV	460,700	3200	.		463,900	463,900	Year End Roll	12/11/2014
2014	102	FV	439,000	3200	.		442,200	442,200	Year End Roll	12/16/2013
2013	102	FV	439,000	3200	.		442,200	442,200		12/13/2012

PRINT

Date	Time
12/11/20	04:37:30

LAST REV

Date	Time
06/28/18	11:49:33

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIXON ROBERT &	63130-244		12/30/2013		458,100	No	No		
MC DONOUGH KEVI	41049-052		9/29/2003		385,000	No	No		

USER DEFINED

Prior Id # 1:	10099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	750	Redo Kit	33,500	C				
7/13/2017	789	Re-Roof	11,275	C				
2/25/2015	177	Renovate	48,000					Add full bathroom
3/7/2012	203	Manual	2,724					insulation
9/14/2007	808	New Wind	4,735					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
5/21/2015	Permit Insp	PC	PHIL C
6/8/2004	External Ins	BR	B Rossignol
10/24/1999	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7526			Med. Tr	-10												

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.34767437
Const Adj.:	0.97029907
Adj $ / SQ:	385.756
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804675
Depreciation:	149670
Depreciated Total:	655006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	462.91
Special Features:	0	Val/Su Net:	435.22
Final Total:	655000	Val/Su SzAd	435.22

SKETCH

UnSketched SubAreas:
GLA: 1505,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,505	385.760	580,563

Net Sketched Area:	1,505			Total:	580,563
Size Ad	1505	Gross Are	1505	FinArea	1505

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X10	A	AV	1927	28.16	T	40	102			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200

IMAGE

AssessPro Patriot Properties, Inc